



# LAND USE SERVICES DEPARTMENT CURRENT PLANNING DIVISION PLANNING COMMISSION STAFF REPORT



HEARING DATE: November 18, 2004

AGENDA ITEM NO: 2

## Project Description

**APN:** 0232-011-21  
**APPLICANT:** FOUAD BOULUS, ALL STAR MOTORS  
**PROPOSAL:** A) GENERAL PLAN LAND USE DISTRICT AMENDMENT TO CHANGE FROM 7M-RM TO CG ON .46 ACRES;  
B) CONDITIONAL USE PERMIT TO ESTABLISH A USED CAR DEALERSHIP/REPAIR/ DETAILING BUSINESS WITH A 1,750 OFFICE, REPAIR SHOP WITH 2 SERVICE BAYS AND 6,157 SF OUTDOOR DISPLAY ON .91 ACRES  
**COMMUNITY:** FONTANA/2ND SUPERVISORIAL DISTRICT  
**LOCATION:** SOUTH SIDE OF FOOTHILL BLVD., APPROX. 450' WEST OF BEECH AVENUE  
**JCS/INDEX:** 12325CF1/W151-81/2004/GPA01/CUP01  
**STAFF:** Biron R. Bauer  
**REP(S):** JAMES J. HARLEY, ALL CITIES PERMIT SERVICES



45 Hearing Notices Sent: 11/01/2004  
P.C. Field Inspection Date: 11/01/2004

Report Prepared By: Biron R. Bauer, Senior Associate  
By Commissioners: Michael Cramer

## SITE DESCRIPTION

**Parcel Size:** .91 acres (.46 ac. GPA)  
**Terrain:** Relatively Level to Gentle Sloping (0-5%)  
**Vegetation:** Domestic landscaping, grasses, weeds

## SURROUNDING LAND DESCRIPTION

AREA	EXISTING LAND USE	LAND USE/OVERLAY DISTRICT	IL
Site	Vacant , undeveloped site	CG, front half; 7mRM, rear half	1
North	Foothill Blvd., Tire business	CG-General Commercial	1
East	Older Motel, Cottages	CG, front half; 7mRM, rear half	1
South	Single Family Residential Tract	RS-Single Residential	1
West	Vacant, undeveloped lot	CG, front half; 7mRM, rear half	1

## AGENCY

City of Sphere of Influence: City of Fontana  
Water Service: Fontana Water Company  
~~Sewer Service:~~

## COMMENT

Consistent with City's zoning/stds.  
Will Serve  
~~Septic systems~~

**STAFF RECOMMENDATION:** **RECOMMEND** that the Board of Supervisors **ADOPT** the General Plan Amendment and **APPROVE** the Conditional Use Permit.

In accordance with Section 83.010605 of the Development Code, this action may be appealed to the Board of

The project is a General Plan Amendment (GPA) to amend the Official Land Use District Map for one parcel from Multiple Residential, one dwelling unit per each 7,000 square feet of land (7mRM) to General Commercial (CG) on the rear portion (approximately .46 acres) of this .91 acre site (APN 0232-011-21). The rear portion of the entire tier of 8 lots along Foothill Blvd. remains split zoned (CG and RM) complicating commercial development on these deep lots, hence the requested General Plan Amendment. A concurrent Conditional Use Permit (CUP) has been filed on the entire .91 acre site for the establishment of a used car dealership. The used car dealership will serve traffic travelling east/west bound on Foothill Blvd.

## **BACKGROUND:**

The site is approximately 450 feet west of Beech Avenue, and has frontage on the south side of Foothill Blvd., U.S. Route #66. This County area is generally known for its strong industrial economic component and is also a hub for the trucking industry. Along Foothill Blvd. there is a mix of industrial, strip commercial and older single/multi-family residential land uses. Many parcels are improved with older residences but, because of the size and depth of the parcels, many owners conduct quasi-industrial business ventures, some of which are not authorized by the County.

Earlier GPAs approved along the Foothill Blvd. corridor addressed the split zoning in the area. Currently, the CG District on the south side of Foothill Blvd. is designated on all the parcels from Sultana Avenue on the east to Redwood Avenue on the west. At this location, the CG extends approximately 183 feet south of Foothill Blvd. and the 7mRM extends the rest of the way south to the lot line which is also the northerly boundary of a single family residential tract built in 2001 (Tr. 16218).

In researching the origins of this "split" CG/RM Official Land Use District (OLUD) configuration, it was determined that it is a direct 1989 "roll-over" from the pre-existing zoning of C-2 and 4mR-3. When the strip zoning along Foothill Blvd. was first applied in 1965, a dividing line was established between the commercial and multiple residential to provide a buffer between highway commercial and the single family residential uses farther south. These buffers, to reduce noise and nuisance, are now internalized in the Development Code and Administrative Design Guidelines/development standards.

The CUP applies to the entire .91-acre parcel on which the applicant intends to establish the auto sales lot and showroom. There are two (2) proposed buildings: the rear building is a two-bay, 4200 sq. ft., repair/service building with auto detailing; the front building is a 1750 sq. ft. sales office. This auto sales lot use is considered a fairly quiet activity and could be a good neighbor to the adjacent housing tract when compared to a more intensive commercial use. In an effort to improve the relationship/separation with the new, single family tract to the south, the applicant has redesigned his layout to provide additional landscaping and buffering and an 8-foot high block wall as required by the standards of the City of Fontana.

The "previously owned" autos will be driven individually to the car lot from their source and no multi-level, auto carrier trucks will be delivering mass shipments of cars to the site, with their attendant ramp noise. There will be no outside storage or dismantling of disabled or non-operable autos on-site. The proposed concrete block, detailing and repair shop will be equipped with roll-up doors on the west side. With the doors located on the side instead of the rear, the noise level should be reduced to an acceptable level. The administrative offices for the business will be to the north of the shop building and similarly constructed of concrete block with a decorative entry cover. The outdoor auto display area will be located up front, facing Foothill Blvd. adjacent to the broad landscaped area extending across the site frontage. One, on-site, identification sign will be placed within the front landscaped area. There will be one, 35-foot wide driveway on Foothill Blvd. (U.S. Route #66) to provide required ingress and egress to the site. The facility will employ 3-full time staff and will operate daily from 7 A.M. to 9 P.M.

#### **ANALYSIS:**

The project site is in Infrastructure Improvement Level One (IL-1), the most highly urbanized infrastructure level. The project is an infill development that will be served by existing public services and utilities, except sewer, which does not exist in this area. Septic systems are permitted in this area for lots exceeding ½ acre. This General Plan Amendment would be a logical extension of the CG land use district to the north, east and west. The area along Foothill Blvd. is in transition from residential to industrial/commercial land uses. The amendment is consistent with the goals and policies of the General Plan, as outlined in the findings.

The project site lies within the City of Fontana's Sphere of Influence. The City has pre-zoned the area for C-2, General Commercial uses and a used car dealership/repair/detailing business may be a conditionally approved use within their C-2 district. City staff indicated in their September 15, 2004, letter that minor changes to the original site plan were required to comply with their more extensive development standards along Foothill Blvd. The applicant complied with their request and provided more landscaping in the parking areas and other strategic locations, a higher block wall (8 ft.) in the rear and a very large loading zone in the rear (12 ft. x 70 ft.). In accordance with their standards, any outside storage will be screened from public view by masonry walls.

There were no property-owner responses or objections to the project received. The decorative masonry walls, and expanded landscaping buffer along the street frontage and the limit of one driveway on Foothill Blvd., toward the northern portion of the site, will create a buffer between the southerly residential area and the site. In addition, all significant noise-generating activities (such as air impact-driven equipment) will be conducted inside the shop/detailing building.

An independent Initial Environmental Study (IS), in compliance with the California Environmental Quality Act (CEQA), has been completed for the project that determined the re-designed project proposal will not have any adverse impacts after implementation of appropriate Conditions of

Approval. Therefore, a Negative Declaration is recommended. The intent to adopt a Mitigated Negative Declaration was advertised to the public on September 5, 2004, however, the outstanding issues of landscaping, block walls and access to City Standards have been resolved and no mitigation measures are required.

**RECOMMENDATION:** *That the Planning Commission recommend to the Board of Supervisors that they:*

- A) **ADOPT** the Negative Declaration;
- B) **ADOPT** General Plan Amendment W151-81/2004 to amend the Land Use District Map for this site from Multiple Residential, one unit per each 7,000 square feet (7mRM) to General Commercial (CG) on .46 acres;
- C) **APPROVE** Conditional Use Permit W151-81/2004 to establish an auto dealership auto sales lot and showroom with two (2) proposed buildings including a 2-bay, 4200 sq. ft. repair building with auto detailing and a 1750 sq. ft. dealership sales office on .91 Acres in the Fontana/2<sup>nd</sup> Supervisorial District Area, subject to the recommended conditions of approval;
- D) **ADOPT** the Findings; and
- E) **FILE** a Notice of Determination.

Attachments: Exhibit A: Findings  
Exhibit B: Conditions of Approval  
Exhibit C: Assessor Page  
Exhibit D: Existing General Plan Land Use Map  
Exhibit E: Proposed General Plan Land Use Map  
Exhibit F: Conditional Use Permit Site Plan  
Exhibit G: Environmental Initial Study  
Exhibit H: Photographs of site and surrounding areas